

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **July 19, 2004**

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Jennifer Kitchens-Deputy Clerk, Terry Neal-Attorney, Dan Hickey-Fire Services, Michael Springstead-County Engineer, Dale Parrett-Public Works, and Marge Thies-Acting Secretary.

The meeting convened at 2:05 P.M.

Mr. Cilenti moved to approve the minutes from the July 12, 2004 meeting. Mr. Springstead seconded the motion and the motion carried.

Mrs. Marie Keenum entered the meeting after the approval of the minutes.

OLD BUSINESS:

The Villages of Sumter, Unit 145 - Major Development - Preliminary Review

Mr. Helms made the motion to remove this case from the table. Mr. Parrett seconded the motion and the motion carried.

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 197-unit subdivision. Mrs. Webb-Paris submitted revised plans to Mr. Helms addressing the items listed in his letter dated July 7, 2004 and discussed at the July 12, 2004 DRC meeting.

Mr. Helms moved for preliminary plan approval subject to full-size plans being submitted. Mr. Cilenti seconded the motion and the motion carried.

NEW BUSINESS:

VOS, Unit 120 - Major Development - Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 152-unit subdivision.

Mr. Springstead moved for engineering approval. Mr. Parrett seconded the motion and the motion carried.

VOS, Unit 142 - Major Development - Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 197-unit subdivision. It was noted the street names need to be shown on the plans. The connection road from Unit 145 needs to be provided on a revised plan.

Mr. Springstead moved for preliminary plan approval subject to revised plans being submitted. Mrs. Keenum seconded the motion and the motion carried.

VOS, Unit 123 - Major Development - Engineering Plan Review

Mr. Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop an 80-unit subdivision. Mr. Springstead discussed his comments with Mr. Busche and the corrective actions needed.

Mr. Springstead moved for engineering approval subject to revised plans being submitted. Mr. Helms seconded the motion and the motion carried.

VOS, The Village Library - Major Development - Engineering Review

Mr. Jeff Head, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a library facility. The relocation of a proposed driveway was discussed. Mr. Helms moved to table this item to allow the applicant sufficient time to submit revised preliminary and engineering plans. Mr. Springstead seconded the motion and the motion carried.

The Villages, Buenos Aires Professional Plaza- Major Development - Engineering Review

Mr. Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary plan and engineering approval to construct eight buildings for professional offices. Mr. Helms discussed his comment letter of July 15, 2004 with Mr. Head. Items discussed were: sign height, 15' utility easement to be labeled, zoning and future land use on surrounding properties, type B screening required along the boundary of Oakland Hills, copy of the recorded deed, number of dumpster pads, and types of trees to be removed. The relocation of the handicapped parking area will be located to a more central location of buildings C and D. Mrs. Keenum advised each building would be addressed separately.

Mr. Springstead moved for preliminary plan and engineering plan approval subject to revised plans being submitted addressing staff comments. Mr. Helms seconded the motion and the motion carried.

VOS, North Sumter Utility Co., Inc./Water Treatment Facility #2 and Well Site- Major Development - Preliminary Review

Mr. Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting preliminary plan approval to construct a well and plant site with an existing tower. Items discussed were: building setback lines and dimensions of all structures. A copy of the recorded easements was requested. The landscaping for this project will be addressed with the golf course plans.

Mr. Helms moved for preliminary plan approval subject to revised plans being submitted addressing staff comments. Mr. Springstead seconded the motion and the motion carried.

VOS, The Villages Public Safety Department Station #4 - Major Development - Preliminary and Engineering Review

Mr. Jeff Head, Farner Barley and Associates, was present and requesting preliminary plan and engineering plan approval to construct a fire station. The projected number of employees to be on the site at any given time is six. The parking calculations will be added to the plans. The zoning classification on the surrounding properties needs to be added to the plans. Mr. Hickey, Mr. Head, and the Committee discussed an additional fire hydrant or the relocation

of the proposed hydrant. Mr. Hickey and Mr. Head will work together on this item. Mr. Helms also requested a copy of the recorded deed for the project. Mr. Helms moved for preliminary plan and engineering plan approval subject to revised plans and staff comments being addressed. Mr. Springstead seconded the motion and the motion carried.

The Villages, Southern Trace Plaza Omni 1000 - Major Development - Preliminary and Engineering Review

Mr. Jeff Head, Farner Barley and Associates, was present and requesting preliminary plan and engineering plan approval to construct a building for retail sales. The loading and unloading zone was discussed. It was determined a radius of 25' would be acceptable for the incoming and outgoing traffic on the service road. Additional exterior lighting will be provided along the front parking area. The need for a separate survey for the proposed development was discussed. The boundary survey for the entire project was submitted with the original approval for Southern Trace Plaza.

Mr. Springstead moved for preliminary plan and engineering plan approval subject to revised plans being submitted addressing staff comments. Mr. Cilenti seconded the motion and the motion carried.

VOS, Duval Executive Golf Course - Medium Development - Conceptual Review

Mr. Bob Palmer, Farner Barley and Associates, Inc., was present and requesting conceptual plan approval to construct a golf course on approximately 99 acres. Items discussed were: minor corrections to the plans, location of the tunnel if applicable, signage, and a survey of the project.

Mr. Cilenti moved for conceptual plan approval subject to revised plans being submitted addressing staff comments. Mr. Helms seconded the motion and the motion carried.

The Villages, Southern Trace Plaza/Crispers Restaurant - Medium Development - Preliminary Plan

Mr. Jeff Head, Farner Barley and Associates, was present and requesting preliminary plan approval to allow for a covered outdoor dining area at the existing restaurant. The total number of patrons served (indoors and outdoors) determines the number of bathrooms needed to meet the Americans With Disability Act requirements. Mr. Head has received Mr. Helms' letter dated July 15, 2004 and is providing the requested information on revised plans.

Mr. Helms moved for preliminary plan approval subject to revised plans being submitted addressing staff comments. Mr. Cilenti seconded the motion and the motion carried.

The next meeting is July 26, 2004.

Mrs. Rogers adjourned the meeting at 3:45 P.M.